018.0	0001	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,305,500 / 1,305,500
					USE VALUE:	1,305,500 / 1,305,500
					ASSESSED:	1,305,500 / 1,305,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		SPY POND PKWY, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ESTRADA ANDRES & BROOKS SARAH
Owner 2:	
Owner 3:	
Street 1:	15 SPY POND PARKWAY
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ:
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	GK DEVELOPMENT CORPORATION -
Owner 2:	-
Street 1:	29 NORTH MAIN ST
Twn/City:	SHERBORN
St/Prov:	MA Cntry:
Postal:	01770

NARRATIVE DESCRIPTION

This parcel contains 10,037 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2006, having primarily Copm. Clap Exterior and 2948 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10037.000	692,600		612,900	1,305,500
Total Card	0.230	692,600		612,900	1,305,500
Total Parcel	0.230	692,600		612,900	1,305,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 442.84 | /Parcel: 442.8

Legal Description

User Acct 273945

GIS Ref

GIS Ref

Insp Date 12/02/17

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 018.0-0001-0004.0

!15303!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	689,800	0	10,037.	612,900	1,302,700	1,302,700	Year End Roll	12/18/2019
2019	101	FV	547,000	0	10,037.	793,200	1,340,200	1,340,200	Year End Roll	1/3/2019
2018	101	FV	547,000	0	10,037.	504,800	1,051,800	1,051,800	Year End Roll	12/20/2017
2017	101	FV	547,000	0	10,037.	461,500	1,008,500	1,008,500	Year End Roll	1/3/2017
2016	101	FV	547,000	0	10,037.	375,000	922,000	922,000	Year End	1/4/2016
2015	101	FV	544,100	0	10,037.	375,000	919,100	919,100	Year End Roll	12/11/2014
2014	101	FV	544,100	0	10,037.	341,800	885,900	885,900	Year End Roll	12/16/2013
2013	101	FV	544,100	0	10,037.	325,200	869,300	869,300		12/13/2012

PRINT

Date	Time
12/11/20	05:02:34

LAST REV

Date	Time
03/29/19	10:02:30

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 15303

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GK DEVELOPMENT	1319-29		4/28/2006		895,000	No	No		
ROMAN CATHOLIC	1306-25		8/10/2005	Portion-Asst	1,800,000	No	No		

USER DEFINED

Prior Id # 1:	12435
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/23/2010	348	Porch	10,000	C				BUILD 3 SEASON ROO
8/15/2005	728	New Buil	200,000	C		G7	GR FY07	2 STY COLONIAL

ACTIVITY INFORMATION

Date	Result	By	Name
12/2/2017	Meas/Inspect	BS	Barbara S
7/22/2010	Info Fm Prmt	BR	B Rossignol
5/11/2009	Measured	372	PATRIOT
9/29/2006	MLS	HC	Helen Chinal
5/4/2006	Inspected	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10037		Sq. Ft.	Site		0	85.	0.72	2									612,942				G7	1.	612,900	

Total AC/HA:	0.23042	Total SF/SM:	10037	Parcel LUC:	101	One Family	Prime NB Desc:	KEL/MANOR	Total:	612,942	Spl Credit		Total:	612,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	20 - Copm. Clap		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	2006	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	E - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	Yes
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	7.9	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	7.9	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.00617361
Const Adj.:	1.13178694
Adj $ / SQ:	142.347
Other Features:	123123
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	752056
Depreciation:	59412
Depreciated Total:	692643

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8			BRs: 4				Baths: 2		HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	2
Totals			
1	8	4	

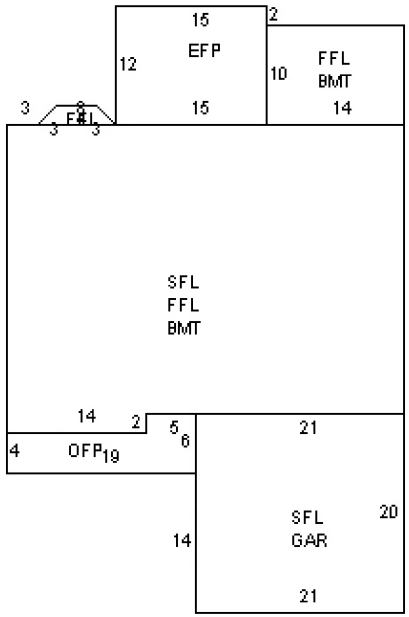
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	172.24
Special Features:	0	Val/Su Net:	139.58
Final Total:	692600	Val/Su SzAd	234.94

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,608	142.350	228,894
FFL	First Floor	1,340	142.350	190,745
BMT	Basement	1,328	42.700	56,711
GAR	Garage	420	23.710	9,960
EFP	Enclos Porch	180	47.930	8,628
OFP	Open Porch	86	40.390	3,473

Net Sketched Area:	4,962			Total:	498,411
Size Ad	2948	Gross Are	4962	FinArea	2948

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 018.0-0001-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8x14	A	AV	2004	0.00	T	12	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	